

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF THE URBAN RENEWAL PLAN  
OF THE SOUTH COVE URBAN RENEWAL AREA  
DISPOSITION PARCEL R-7  
PROJECT NO. MASS. R-92

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WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, was adopted by the Boston Redevelopment Authority on June 10, 1965, and approved by the City Council of the City of Boston on July 26, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, Section 603 of Chapter 6 of the said Urban Renewal Plan entitled: "Specific Land Use and Building Requirements" designates "housing" as the primary permitted use for Parcel R-7; and

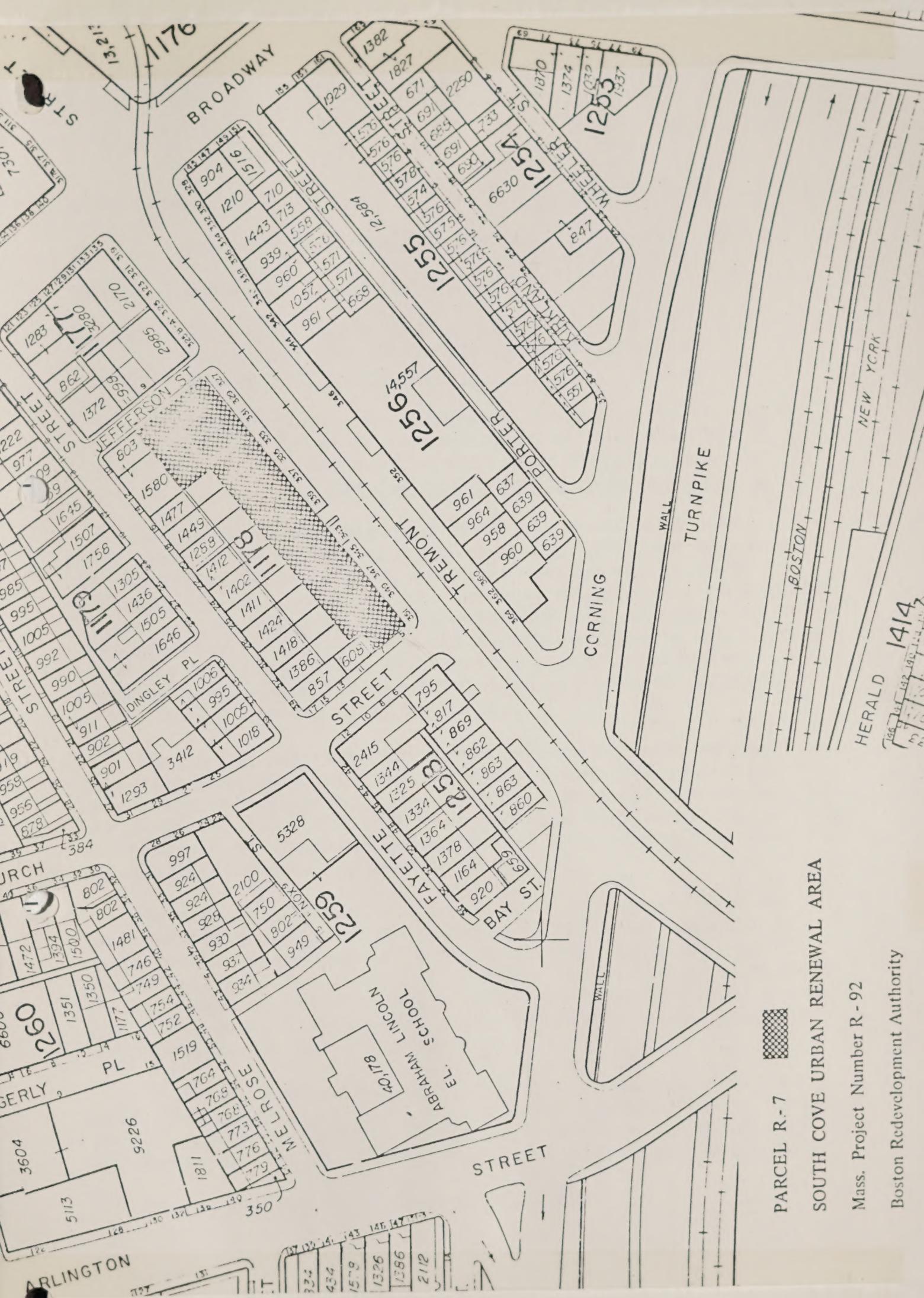
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. a) That Section 603, Table A "Specific Land Use and Building Requirements", Site designation R-7 is hereby modified by the deletion therefrom of the maximum floor area ratio of 4 and substituting therefor a maximum floor area ratio of 5.

b) That Section 603, Table A "Specific Land Use and Building Requirements", Site designation R-7 is hereby modified by the deletion therefrom of the minimum parking requirement of one parking space per dwelling unit and substituting therefor the requirement of one parking unit for every four units.

2. That the proposed modification is found to be a minor modification and does not substantially or materially alter or change the Plan.

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.



PARCEL R.-7

SOUTH COVE URBAN RENEWAL AREA

Mass. Project Number R - 92

Boston Redevelopment Authority

MEMORANDUM

May 13, 1971

TO: Boston Redevelopment Authority

8 A

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH COVE URBAN RENEWAL AREA R-92  
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
DISPOSITION PARCEL R-7

SUMMARY: This memo requests the Authority to modify the South Cove Urban Renewal Plan by amending Section 603 thereof, Table A, "Land Use and Building Requirements".

The Urban Renewal Plan for the South Cove Urban Renewal Area, adopted by the Authority on June 10, 1965, and approved by the City Council on July 26, 1965, in Section 603 thereof entitled "Specific Land Use and Building Requirements" designates Parcel R-7, in Table A, as a parcel to be used for housing with a maximum Floor Area Ratio of 4 and a parking ratio of one parking space per dwelling unit. Section 1201 provides that minor modifications of the Urban Renewal Plan may be made at any time by the Boston Redevelopment Authority.

During the past several years, letters of interest and proposals have been received regarding Parcel R-7 in the South Cove Urban Renewal Area. Because of the physical limitations of the property, i.e., the fact that the site is proportionally long and narrow, the proposals received have been infeasible under the existing restrictions placed on Parcel R-7.

In order, therefore, to insure that this parcel will be utilized effectively and efficiently, it will be necessary to alter certain requirements of the South Cove Urban Renewal Plan regarding floor area ratio and parking. These proposed alterations will not substantially change or alter the approved urban renewal plan. The General Counsel is of the opinion that the proposed modifications are in fact minor ones.

It is recommended that the Authority adopt the attached Resolution modifying the South Cove Urban Renewal Plan by amending Section 603 thereof entitled "Specific Land Use and Building Requirements, Table A: Requirements for Disposition Parcels".

An appropriate Resolution is attached.

Attachment